| National City FAR Bonus Zoning Table Underlying Base DU/Acre Adopted Min. DU Height Front Yard Sideyard Interior Setbacks Sideyard Rear yard Minimum Distance Common Usable Private Usable Area Proposed FAR Tier Land Use | | | | | | | | | | | | | | |
|---|--|---|---|---|--|---------------------------------|--------------------------------------|--|---|----------------------------------|--|------------------|---|--|
| DU/Acre (Min. unless otherwise noted | Adopted FAR | 1 | | Front Yard Setback | Sideyard Interior Setbacks | Sideyard Exterior Setback | Rear yard Setback | Minimum Distance between buildings | Common Usable Open Space (c) | Private Usable Open Space (c) | Area | Proposed FAR | FAR Tier | Land Use Description |
| 24 | 0.6 | | 600 3 stories and 50 feet | 10 | 0°/10(a): Ten feet if adjacent to single-family or multi-family development without commercial/office uses | 10 | 5 | 0'/10(a): Ten feet if adjacent to single-family or multi-family development without commercial/office uses | 300 SF/du | 75 SF/du | Westside | 2.5 | 1 | Multi-Use Commercial Residential |
| 24 min./45 max. | 0.6 | | 600 5 stories and 65 feet | 10 | 0°/10(a): Ten feet if adjacent to single-family or multi-family development without commercial/office uses | 10 | 5 | to single-family or multi- family development without commercial/office uses | | 75 SF/du | Westside - Civic Center Dr. District | 2.5 | 1 | Multi-Use Commercial Residential |
| 24 min./65 max. | 0.6 | | 600 5 stories and 65 feet | | 0'/10(a): Ten feet if adjacent to single-family or multi-family development without commercial/office uses | 10 | 5 | to single-family or multi- | | 75 SF/du | TOD District | 2.5 | 1 | |
| 23 | N/A | N/A | 4 stories and 45' | 15 | 5 | 4 | 5 5 | N/A | See section: 18.41.040 | See section: 18.41.040 | 5th and Palm | 2.5 | 1 | Multi Family Medium |
| 48 | N/A | N/A | 6 stories and 65 feet, Shall not exceed the allowed maximum height of accessory structures in adjacent zone within 100-feet of the adjacent zone. | 10 | 5 | 5 | 5 5 | 5 | See section: 18.41.040 | See section: 18.41.040 | 18th | 6 |] | Multi Family Medium High |
| 75 | N/A | N/A | 9 stories and 95 feet, Shall not exceed the allowed maximum height of accessory structures in adjacent zone within 100-feet of the adjacent zone. | 10 | 5 | 10 | 5 | 5 | See section: 18.41.040 | See section: 18.41.040 | Mile of Cars and D | 6 | 1 | Multi Family High |
| | 2.0 (Mixed Use)/1.0 (Single use) | N/A | 3 stories and 50 feet | 0 | 0 or if adjacent to residential zone than same as residential zone | (| | N/A | N/A | N/A | 18th Street, Highland, Civic Center/Hoover | 4 | | Minor Mixed-Use Corridor |
| | 2.0 (Mixed Use)/1.0 (Single use) | N/A | 3 stories and 50 feet | 0 | 0 or if adjacent to residential zone than same as residential zone; Maximum = 15' - 1st and 2nd story | (| | N/A | N/A | N/A | Highland, Hoover | 4 | 1 | Minor Mixed-Use District |
| | 3.5 (Mixed Use)/2.5 (Single use) | N/A | 5 stories and 65 feet | 0 | 0 or if adjacent to residential zone than same as residential zone; Maximum = 10' - 1st and 2nd story | (| |) N/A | N/A | N/A | Plaza Boulevard | 6 | 1 | Major Mixed Use District |
| | 3.5 (Mixed Use)/2.5 (Single use) | N/A | 5 stories and 65 feet | 0 | 0 or if adjacent to residential zone than same as residential zone | (| | N/A | N/A | N/A | Hospital, Plaza Bonita and Sweetwater Road | 6 | 2 | 2 Minor Mixed use District |
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| | (Min. unless otherwise noted 24 min./45 max. 23 48 48 48 | (Min. unless otherwise noted FAR 24 0.6 0.6 24 min./45 max. 0.6 24 min./65 max. 0.6 3 N/A 0.6 48 N/A 0.6 48 N/A 0.6 48 N/A 0.6 3 N/A 0.6 48 N/A 0.6 3 N/A 0.6 48 N/A 0.6 3 N/A 0.6 48 N/A 0.6 3 N/A | (Min. unless otherwise noted FAR Size 24 min./45 max. 0.6 ———————————————————————————————————— | (Min. unless otherwise noted FAR protection (Min. unless) Size Size 24 min./45 noted 0.6 600 3 stories and 50 feet 24 min./45 max. 0.6 600 5 stories and 65 feet 24 min./65 max. 0.6 600 5 stories and 65 feet 23 N/A N/A 4 stories and 45° 48 N/A N/A 6 stories and 65 feet, Shall not exceed the allowed maximum height of accessory structures in adjacent zone. within 100-feet of the adjacent zone. 75 N/A N/A 9 stories and 95 feet, Shall not exceed the allowed maximum height of accessory structures in adjacent zone within 100-feet of the adjacent zone. 48 2.0 (Mixed Use)/1.0 (Single use) N/A 3 stories and 50 feet 75 3.5 (Mixed Use)/2.5 (Single use) N/A 5 stories and 65 feet 75 3.5 (Mixed Use)/2.5 N/A 5 stories and 65 feet | Columbia | N/A | DU/Acre (Min. unless otherwise noted | DU/Acre (Min. FAR unless otherwise moted Size Min. DU Size Height Setback Setbac | DiffAcer Min. PAR Min. Diff Size Pront Yard Setback Setback | Discrete | Miles Mile | Minimum Distance | Million miles with the part of the part | March Marc |